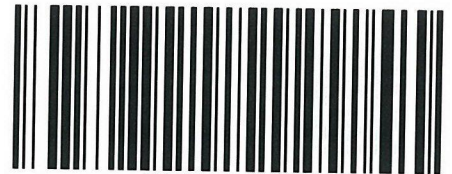




NSW RURAL FIRE SERVICE



Director Urban Renewal
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Our reference: HQ15/1901

17 March 2016



Dear Sir/Madam

Bella Vista and Kellyville Station Precincts Planning Proposal

Thank you for the opportunity to provide comment in relation to the draft planning proposals for Bella Vista and Kellyville Station precincts.

The NSW Rural Fire Service (NSW RFS) has reviewed the information provided on the Department of Planning and Environment's website and offers the following comments with regard to bush fire protection:

Public Open Space Network

The proposals envisage extensive public open space networks throughout the precincts, incorporating large areas of retained or regenerated vegetation. While the NSW RFS acknowledges that these networks have important landscaping, recreational, hydrological and ecological roles, they may constitute a bush fire hazard.

The primary bush fire protection measure to protect development from bush fire prone vegetation is the provision of asset protection zones (APZ) between development and bush fire hazard. Retention or regeneration of large areas of vegetation will require the provision of larger APZ which could limit the developable area, particularly for higher density residential developments and sensitive land uses such as schools, senior housing, hospitals, child care centres, tourist accommodations, etc.

The NSW RFS recommends that the precinct proposals and supporting development control plans, consider the potential impact of the proposed open space network with regard to bush fire. This should be done at an early stage and incorporate strategies to minimise the threat of bush fire to people and property. Specific measures may include:

- Minimising the level of bush fire threat posed by areas of natural open space by limiting the size of these areas and width of corridors;
- Designing the road network to provide adequate separation to achieve the required APZ between natural open space and developed areas; and,
- Provision of formal maintained parklands or managed ecological zones, as utilised in the North Kellyville Precinct Development Control Plan as buffers around the edges of the natural areas of open space.

Future plans of management for the public open space network will need to incorporate appropriate mechanisms to ensure maintenance requirements and fuel reduction programs are implemented in perpetuity.

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Access and Movement

The provision of appropriately designed road networks is a key bush fire protection measure as set out in *Planning for Bush Fire Protection 2006*. These measures seek to provide safe access for fire services to undertake property protection while allowing residents to escape in a bush fire event. Measures include the provision of through-roads, multiple points of ingress and egress to/from a residential area and perimeter roads along bush fire prone vegetation, including natural open space corridors. Minimum road widths are required to meet NSW RFS operational requirements.

Consideration should be given to these requirements at an early stage in the precinct planning process. While the draft planning proposals include the provision of a network of through-roads and perimeter roads, it is recommended the development control plan clearly specify the expected minimum road widths to meet NSW RFS operational requirements as specified in *Planning for Bush Fire Protection 2006*. In the case of perimeter roads, these should be two-way with a minimum carriageway of eight metres.

The NSW RFS welcomes the opportunity to comment on the draft planning proposals and would be pleased to provide further advice as the planning process progresses.

In this regard, please contact me on 8867 7960 if you require any further information or have any queries in relation to the above comments.

Yours sincerely



Nika Fomin
Manager, Customer Service Centre East